

**GREENWICH POA
BOARD OF DIRECTORS' MEETING
JULY 18, 2007 - 6:00 P.M.
JUPITER PUBLIC LIBRARY**

MINUTES

CALL TO ORDER: Kevin Kelly, President, called the meeting to order at 6:07 p.m.

BOARD MEMBERS PRESENT: Present: President Kevin Kelly, Vice President Andrea Northrop; Treasurer Matthew Zern; Secretary David Monsour; and Director Eric Weber. Steve Chuilli from Capital Realty Advisors, Inc. represented Management.

APPROVAL OF PREVIOUS MEETING MINUTES: Eric motioned to approve the June board meeting Minutes; seconded by Andrea; all in favor.

FINANCIAL REPORT: Eric motioned to approve the June Financial Report as presented; seconded by Kevin; all in favor.

MANAGER REPORT

Enclosed in the board packet and discussed were the work order and violation history reports.

Manager discussed change in landscape maintenance. Two proposals were provided and a third proposal is forthcoming from Clark Landscape. Board requested more information from Lawn Source.

Manager explained the coded site plan; discussion was held.

Discussion was held on the PBC Fire Prevention letter regarding grills on the balconies. Management cited those in violation.

OLD BUSINESS

The Rules & Regulations were discussed and minor changes were made. Kevin motioned to accept the Rules with the modifications. Matt seconded the motion; all in favor. Andrea will distribute after revisions have been made.

Discussion on a web site was held. Andrea motioned to approve the web site: GreenwichAtJupiter.com. Kevin seconded the motion; all in favor.

NEW BUSINESS

The sample sign for the work units was presented by Eric. Manager to check on sign dimensions with the Town of Jupiter.

The bulletin board was approved by the Master Association and will be installed within the next two weeks.

Board requested management to discuss loose debris and nails scattered throughout the community with developer.

Management reported *Quarry Knoll Street* is the wrong street name. The Board requested it be discussed with the developer and corrected to *Quarry Knoll Way*.

Board requested that the Minutes and future board packets be emailed to save on turn around time and association expense. Open forum was held.

ADJOURNMENT: There being no further business, Andrea motioned to adjourn the meeting at 7:15 p.m; seconded; and all approved.